

FILED
GREENVILLE CO. S. C.

JAN 4 11 04 AM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1434 PAGE 350

THIS MORTGAGE is made this 2nd day of January 1979 between the Mortgagor, William B. & Gloria M. Mattison (Jr.) (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 10148 Greenville, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty nine thousand four hundred & 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 2, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January, 2009

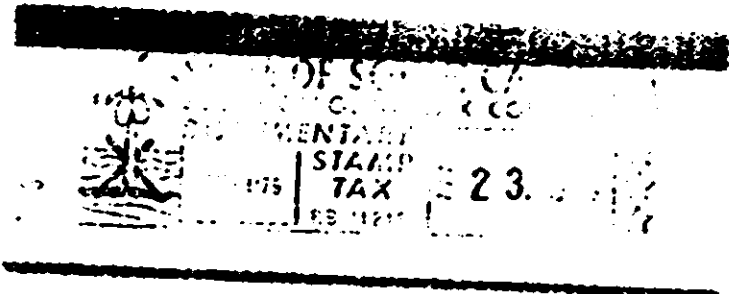
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being on the Western side of Pimlico Road in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 463 as shown on a plat of Section D GOWER ESTATES, prepared by R. K. Campbell and Webb Surveying & Mapping Co., dated May, 1964, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RR at Pages 192 & 193, and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Western side of Pimlico Road at the joint front corner of Lots Nos. 462 and 463 and running thence with the line of Lot No. 462, N. 87-25 W., 184.2 feet to an iron pin; thence N. 2-35 E., 110 feet to an iron pin at the joint rear corner of Lots Nos. 263 and 264; thence with the line of Lot No. 264, S. 87-19 E., 176.4 feet to an iron pin on the Western side of Pimlico Road; thence with the Western side of Pimlico Road, S.1-33 E., 110 feet to the point and place of beginning.

This being the same property conveyed to mortgagors by deed of John Edgar & Eleanor Roy Douglas, dated January 2, 1979, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1094 at Page 776.

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which has the address of 457 Pimlico Road Greenville
29607 (Street) (City)
South Carolina (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

3. SOCI

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